

A U S T I N C I T Y C O U N C I L

# AGENDA



Thursday, January 25, 2007

+ [Back](#) [Print](#)

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 40**

**Subject:** C14-06-0220 - Thornton Bungalows - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2206-2210 Thornton Road (West Bouldin Creek Watershed) from urban family residence-conditional overlay (SF-5-CO) combining district zoning to single-family residence-condominium-conditional overlay (SF-4B-CO) combining district zoning Staff Recommendation To grant single-family residence-condominium-conditional overlay (SF-4B-CO) combining district zoning Planning Commission Recommendation. To be reviewed on January 30, 2007 Applicant: Thornton Cottages Austin, L.P. (James Austin) Agent: Stansberry Engineering (Blayne Stansberry) City Staff: Robert Heil, 974-2330

**Additional Backup  
Material**

(click to open)

[Staff Report](#)

**For More Information:**



**MEMORANDUM**

\*\*\*\*\*

**TO:** Mayor Will Wynn and members of the City Council

**FROM:** Greg Guernsey, Director  
Neighborhood Planning and Zoning Department

**DATE:** January 18, 2007

**RE: C14-06-0220 Thornton Bungalows**

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**Staff is requesting a postponement of this item until February 1, 2007.**

This case was scheduled to be heard at Planning Commission on January 16, 2007, but the commission meeting was canceled due to poor weather. The case is now scheduled to be heard by the Planning Commission on January 30, 2007

**ZONING CHANGE REVIEW SHEET**

**ZONING CASE:** C14-06-0220 Thornton Bungalows      **P.C. Date:** January 16, 2007  
January 30, 2007

**ADDRESS:** 2206 – 2210 Thornton Road

**OWNER/APPLICANT:** Thornton Cottages Austin, LP (James Austin)

**AGENT:** Stansberry Engineering (Blayne Stansberry)

**FROM:** SF-5-CO

**TO:** SF-4B-CO

**AREA:** 1 500 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of SF-4B-CO. The conditional overlay would limit impervious cover to 50%, and would prohibit the property from taking advantage the provisions of section 25-6-478 of the Land Development Code which allow for a 20% reduction in the required parking for sites in the urban core.

**PLANNING COMMISSION RECOMMENDATION:**

**January 16, 2007: Planning Commission meeting canceled due to extreme weather.**

**January 30, 2007:**

**DEPARTMENT COMMENTS:**

This property was originally zoned SF-3 and the applicant intended to rezone the property to SF-4B. However, the Land Development Code only allows zoning to SF-4B if the property is already zoned SF-5 or less restrictive. The applicant amended their application, and the property was recommended for SF-5-CO by the Planning Commission on September 26, 2006 by a unanimous vote. Staff and the neighborhood supported this recommendation and the City Council approved SF-5-CO on November 16, 2006.

Now the applicant has submitted a request for the property, currently zoned as SF-5-CO, to be rezoned SF-4B-CO, as was their original intent.

Staff and the neighborhood support the request. The applicant and neighborhood are working on a private restrictive covenant to address additional characteristics of the development that fall outside the scope of the Land Development Code and zoning regulation.

**Site Development Standards in Selected Single Family Base Zoning Districts**

|                                | SF-3       | SF-4A      | <b>SF-4B</b>      | SF-5       | SF-6       |
|--------------------------------|------------|------------|-------------------|------------|------------|
| Maximum Height                 | 35'        | 35'        | <b>2 stories*</b> | 35'        | 35'        |
| Maximum Building Coverage      | 40%        | 55%        | <b>40%</b>        | 40%        | 40%        |
| Maximum Impervious Cover       | 45%        | 65%        | <b>60%**</b>      | 55%        | 55%        |
| Minimum Lot Area per Unit      | 3500 sq ft | 3600 sq ft | <b>3600 sq ft</b> | 3500 sq ft | 3500 sq ft |
| <b>Minimum Setbacks</b>        |            |            |                   |            |            |
| Front Yard                     | 25'        | 15'        | <b>25'</b>        | 25'        | 25'        |
| Street Side Yard               | 15'        | 10'        | <b>15'</b>        | 15'        | 15'        |
| Interior Side Yard             | 5'         | 3 1/2'     | <b>10'</b>        | 5'         | 5'         |
| Rear Yard                      | 10'        | 5'         | <b>15'</b>        | 10'        | 10'        |
| <b>Selected Permitted Uses</b> |            |            |                   |            |            |
| Single Family Residential      | P          | P          | <b>P</b>          | P          | P          |
| Duplex Residential             | P          | X          | <b>X</b>          | P          | P          |
| Small Lot Single-Family        | X          | P          | <b>P</b>          | P          | P          |
| Multiple SF Homes per lot      | X          | X          | <b>P</b>          | P          | P          |
| Townhomes                      | X          | X          | <b>X</b>          | P          | P          |

\* Each story may not exceed a plate height of 10 feet.

\*\* In this case a conditional overlay has been offered to limit impervious cover to 50%

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b> | <b>LAND USES</b>                    |
|--------------|---------------|-------------------------------------|
| <i>Site</i>  | SF-5-CO       | Single Family Homes                 |
| <i>North</i> | CS            | Apartments, Office and Retail       |
| <i>South</i> | SF-3 and CS   | Single Family Homes and Undeveloped |
| <i>East</i>  | SF-3          | Single Family Homes                 |
| <i>West</i>  | SF-3 and MF-2 | Single Family Homes                 |

**AREA STUDY:** The property is part of the South Lamar neighborhood plan area, which began meeting in late 2005

**TIA:** A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113]

C14-06-0220

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhood Council
- Barton Springs / Edward's Aquifer Conservation District
- Homebuilder's Association of Greater Austin
- Austin Independent School District

**SCHOOLS: (AISD ISD)**

Zilker Elementary School

O Henry Middle School

Austin High School

**ABUTTING STREETS:**

| NAME        | ROW | PAVEMENT | CLASSIFICATION | BICYCLE | BUS | SIDEWALKS |
|-------------|-----|----------|----------------|---------|-----|-----------|
| Thornton Rd | 56' | 30'      | Collector      | No      | No  | No        |

Capital Metro Service is located within ¼ mile of this site on Oltorf

**CITY COUNCIL DATE:**

**ACTION:**

January 25, 2007:

**ORDINANCE READINGS:**

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

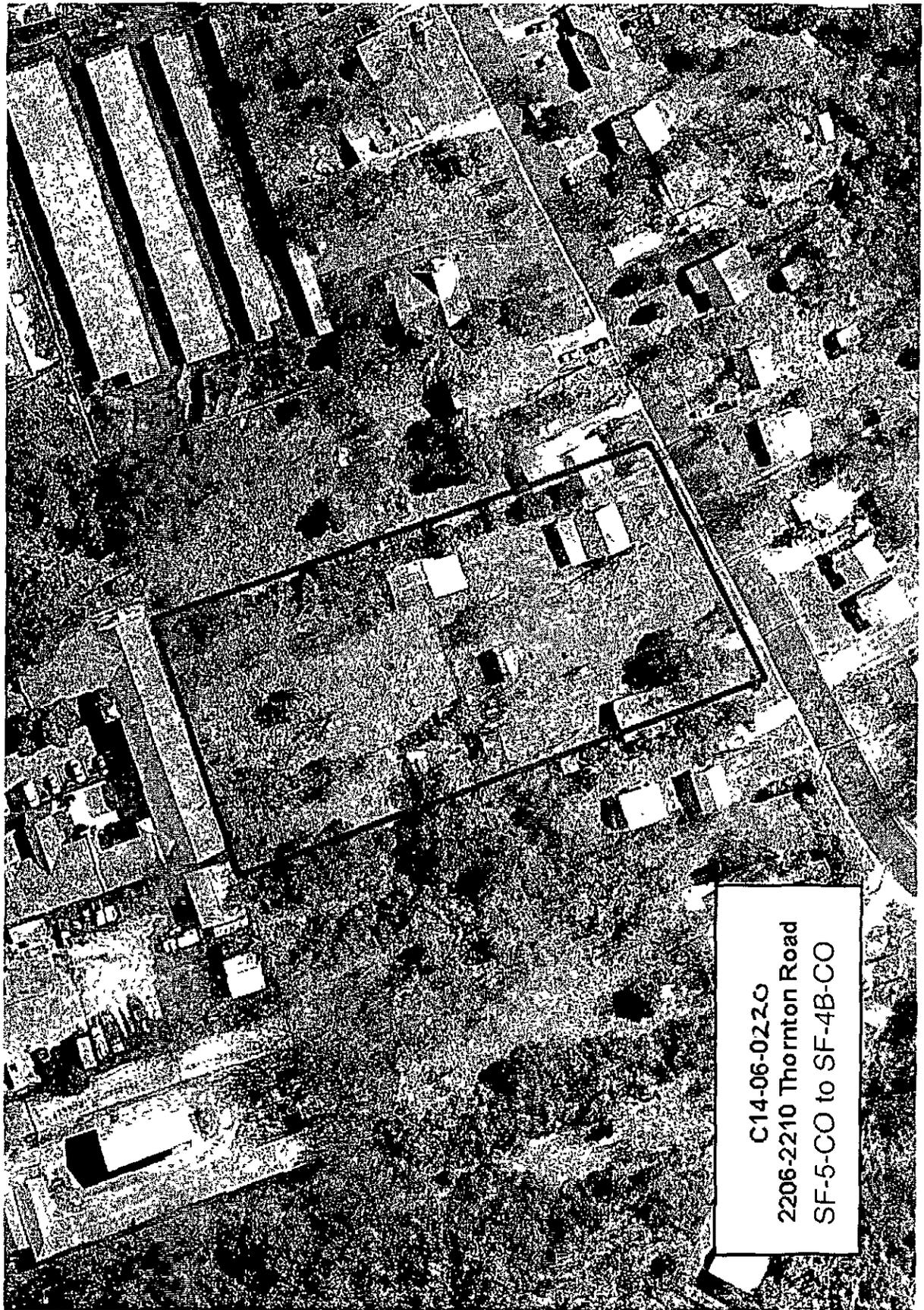
**CASE MANAGER:** Robert Heil

e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



C14-06-0182



C14-06-0220  
2206-2210 Thornton Road  
SF-5-CO to SF-4B-CO

**SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of SF-4B-CO. The conditional overlay would limit impervious cover to 50%, and would prohibit the property from taking advantage the provisions of section 25-6-478 of the Land Development Code which allow for a 20% reduction in the required parking for sites in the urban core.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character*

SF-4B-CO will allow for flexible infill development without negative impact to the surrounding residential neighborhood.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence condominium site (SF-4B) district is the designation for a moderate density single-family residential use on a site surrounded by existing structures, most of which are single-family residences. An SF-4B district use is subject to development standards that maintain single family neighborhood characteristics. An SF-4B district designation may only be applied at a proposed location if the existing location is currently designated as an urban family (SF-5) or less restrictive district.

**Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 174 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics)

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

**Existing Street Characteristics:**

| NAME        | ROW | PAVEMENT | CLASSIFICATION | BICYCLE | BUS | SIDEWALKS |
|-------------|-----|----------|----------------|---------|-----|-----------|
| Thornton Rd | 56' | 30'      | Collector      | No      | No  | No        |

Capital Metro Service is located within ¼ mile of this site on Oltorf

C14-06-0220

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plan maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.